

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 10-23-09

Tentative No.: T- 23098

Received Date: 2009 OCT 13 AM 11:07

FEES:

Subdivision Control----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.E.R.M. ----- \$210.00

Number of Sites : (1)

AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=> \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92

*Not applicable within Municipalities

<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI GARDENS

Sec.: 5 Twp.: 52 S. Rge.: 41 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: ISAIAH S. WILLIAMS JR. DEVELOPMENT CENTER

2. Owner's Name: The JPM Centre at Miami Gardens Drive, Inc.

Phone: 305-308-3596

Address: 4055 NW 183rd Street City: Miami Gardens State: FL Zip Code: 33055

Owner's Email Address: lwright@jpmcentre.com

3. Surveyor's Name: Lannes & Garcia, Inc.

Phone: 305-666-7909

Address: 359 Alcazar Avenue City: Coral Gables State: FL Zip Code: 33134

Surveyor's Email Address: _____

4. Folio No(s): 34-2105-017-0010 / 34-2105-001-0550 / _____

5. Legal Description of Parent Tract: See Exhibit "A attached hereto

6. Street boundaries: NW 42nd Avenue and NW 183rd Street

7. Present Zoning: RU4M / BU1-A

Zoning Hearing No.: PH 2008 0000031 (Miami Gardens)

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (X Sq. Ft. & No. of Units *)

5 buildings -
514,220.82 sq. ft
Square .ft.),

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

Isaiah S. Williams, Jr.

(Print name & Title here): President

BEFORE ME, personally appeared ISAIAH S. WILLIAMS JR. this 12 day of MAY, 2009 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known _____ or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 12 day of MAY, 2009 A.D.

Signature of Notary Public: _____

(Print, Type name here: PAULINE JACKSON)

(NOTARY SEAL)

JUNE 5, 2011
(Commission Expires)

DD 680141
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 12-4-09

Tentative No.: T-23098-2-COR

Received Date: _____

DEPT. OF
SOLID WASTE
/ PLANNING

RECEIVED

NOV 18 2009

Number of Sites : (1)

FEE'S:

Subdivision Control----- \$1,872.00

Plus \$10.90 per site in excess of 6 sites----- \$0.00

D.E.R.M. ----- \$210.00

AMOUNT FOR TENTATIVE WITHIN MUNICIPALITIES=> \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92

*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92

<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI GARDENS

Sec.: 5 Twp.: 52 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

Isaiah S. Williams, Jr.

1. Name of Proposed Subdivision: _____ Development Center

2. Owner's Name: Jesus People Ministries Inc.

Phone: 305-308-3596

Address: 4055 NW 183rd Street

City: Miami Gardens

State: FL

Zip Code: 33055

Owner's Email Address: lwright@jpmcentre.com

3. Surveyor's Name: Lannes & Garcia

Phone: 305-666-7909

Address: 358 Alcazar Avenue

City: Coral Gables

State: FL

Zip Code: 33134

Surveyor's Email Address: _____

4. Folio No(s): 34-2105-017-0010 / _____ / _____

5. Legal Description of Parent Tract: See Exhibit "A" attached hereto

6. Street boundaries: NW 42nd Avenue and NW 183rd Street

7. Present Zoning: BU1-A

Zoning Hearing No.: PH-2008-031 Miami Gardens

5 buildings

514,220.82 sq ft.

8. Proposed use of Property:

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Units),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

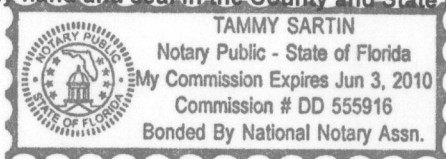
Signature of Owner: _____

Gloria Williams
President

(Print name & Title here): _____

BEFORE ME, personally appeared Gloria Williams this 10 day of November, 2009 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 10 day of November, 2009 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Tammy Sartin)

June 3, 2010
(Commission Expires)

DD555916
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23098-4-EXT.
ISAIAH S. WILLIAMS JR. DEVELOPMENT CENTER
SEC. 5, TWP. 52 S., R. 41 E., M. 1A
ZONING: RU-4H & BU-1A
MIAMI GARDENS

TENTATIVE PLAT OF ISAIAH S. WILLIAMS JR. DEVELOPMENT CENTER

BEING A PORTION OF TRACTS 121, 122, 123 AND 124 OF MIAMI GARDENS SUBDIVISION OF SECTION 5, TOWNSHIP 52 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 96, TOGETHER WITH TRACT "A" OF EL DORADO PLAZA RECORDED IN PLAT BOOK 99, PAGE 88, ALL RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 52 SOUTH, RANGE 41 EAST. CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.

ZONING INFORMATION

BU-1A LIMITED BUSINESS DISTRICT

SEC. 33-51. SETBACKS IN BUSINESS AND INDUSTRIAL DISTRICTS. THE MINIMUM SETBACK DISTANCES AND SPACING REQUIREMENTS IN ALL BUSINESS DISTRICTS AND IN IU-1, IU-2 AND IU-3 INDUSTRIAL DISTRICTS (SEE SECTION 33-273 FOR IU-C SETBACK REQUIREMENTS) SHALL BE AS FOLLOWS:

FRONT—TWENTY (20) FEET.

SIDE STREET—FIFTEEN (15) FEET, EXCEPT WHERE AN RU, EU OR GU LOT ABUTS A BUSINESS OR INDUSTRIAL LOT, THEN THE SIDE STREET SETBACK SHALL BE TWENTY-FIVE (25) FEET ON ANY PART OF THE COMMERCIAL STRUCTURE LOCATED WITHIN TWENTY-FIVE (25) FEET OF THE RESIDENTIAL DISTRICT BOUNDARY PROVIDED, HOWEVER, IF AN ABUTTING GU LOT IS DEPICTED AS "INDUSTRIAL & OFFICE" ON THE ADOPTED LAND USE PLAN MAP OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN AND NO BUILDING PERMIT HAS BEEN ISSUED FOR A RESIDENCE AT THE TIME OF THE APPROVAL OF THE BUILDING PERMIT FOR THE BUSINESS OR INDUSTRIAL USE, THE SETBACK SHALL BE FIFTEEN (15) FEET FROM THE SIDE STREET PROPERTY LINE.

INTERIOR SIDE—ZERO (0) FEET WHERE THE ADJACENT PROPERTY IS BU OR IU DISTRICTS AND WHERE THE USE OF THE BUILDING IS LIMITED EXCLUSIVELY TO BUSINESS OR INDUSTRIAL USE. THE WALL ALONG THE SIDE PROPERTY LINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

FIVE (5) FEET WHERE ANY OPENINGS ARE PROVIDED IN THE WALL OF THE PROPOSED STRUCTURE, ADJACENT TO THE INTERIOR SIDE PROPERTY LOT LINE.

TEN (10) FEET FOR SUCH PORTIONS OF THE BUSINESS STRUCTURE AS ARE DEVOTED TO RESIDENTIAL USE.

FIFTEEN (15) FEET WHERE THE ADJACENT PROPERTY IS ZONED RU OR EU OR GU. IT IS PROVIDED, HOWEVER, THAT WHERE AN ABUTTING GU LOT IS DEPICTED AS "INDUSTRIAL & OFFICE" ON THE ADOPTED LAND USE PLAN MAP OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN AND NO BUILDING PERMIT HAS BEEN ISSUED FOR A RESIDENCE AT THE TIME OF THE APPROVAL OF THE BUILDING PERMIT FOR THE BUSINESS OR INDUSTRIAL USE, IN SUCH INSTANCES THE SETBACK SHALL BE:

ZERO (0) FEET WHERE THE WALL ALONG THE INTERIOR SIDE PROPERTY LINE IS UNPIERCED AND CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE; OR

FIVE (5) FEET WHERE ANY OPENINGS ARE PROVIDED IN THE WALL OF THE PROPOSED STRUCTURE, ADJACENT TO THE INTERIOR SIDE PROPERTY LOT LINE.

REAR—TWENTY (20) FEET FROM RESIDENTIAL DISTRICT BOUNDARY, EXCEPT THAT CREDIT SHALL BE GIVEN FOR FULL WIDTH OF DEDICATED ALLEYS IN COMPUTING THIS SETBACK.

FIVE (5) FEET FROM BUSINESS OR INDUSTRIAL DISTRICT BOUNDARY, WHERE ANY OPENINGS ARE PROVIDED IN WALL OF PROPOSED STRUCTURE, ADJACENT TO REAR LOT LINE.

ZERO (0) FEET FROM BUSINESS OR INDUSTRIAL DISTRICT BOUNDARY WHERE NO OPENINGS ARE PROPOSED IN WALL OF PROPOSED STRUCTURE, ADJACENT TO REAR LOT LINE.

SAME SETBACKS SHALL APPLY FOR ACCESSORY BUILDINGS AS APPLY TO PRINCIPAL STRUCTURES.

BETWEEN BUILDINGS—TWENTY (20) FEET.

STRUCTURES CONTAINING RESIDENTIAL USES OR MIXED RESIDENTIAL-BUSINESS USES SHALL COMPLY WITH RESIDENTIAL SETBACKS (FOR THE ENTIRE BUILDING) AS MAY BE REQUIRED FOR THE RESIDENTIAL USE IN THE RESIDENTIAL DISTRICT.

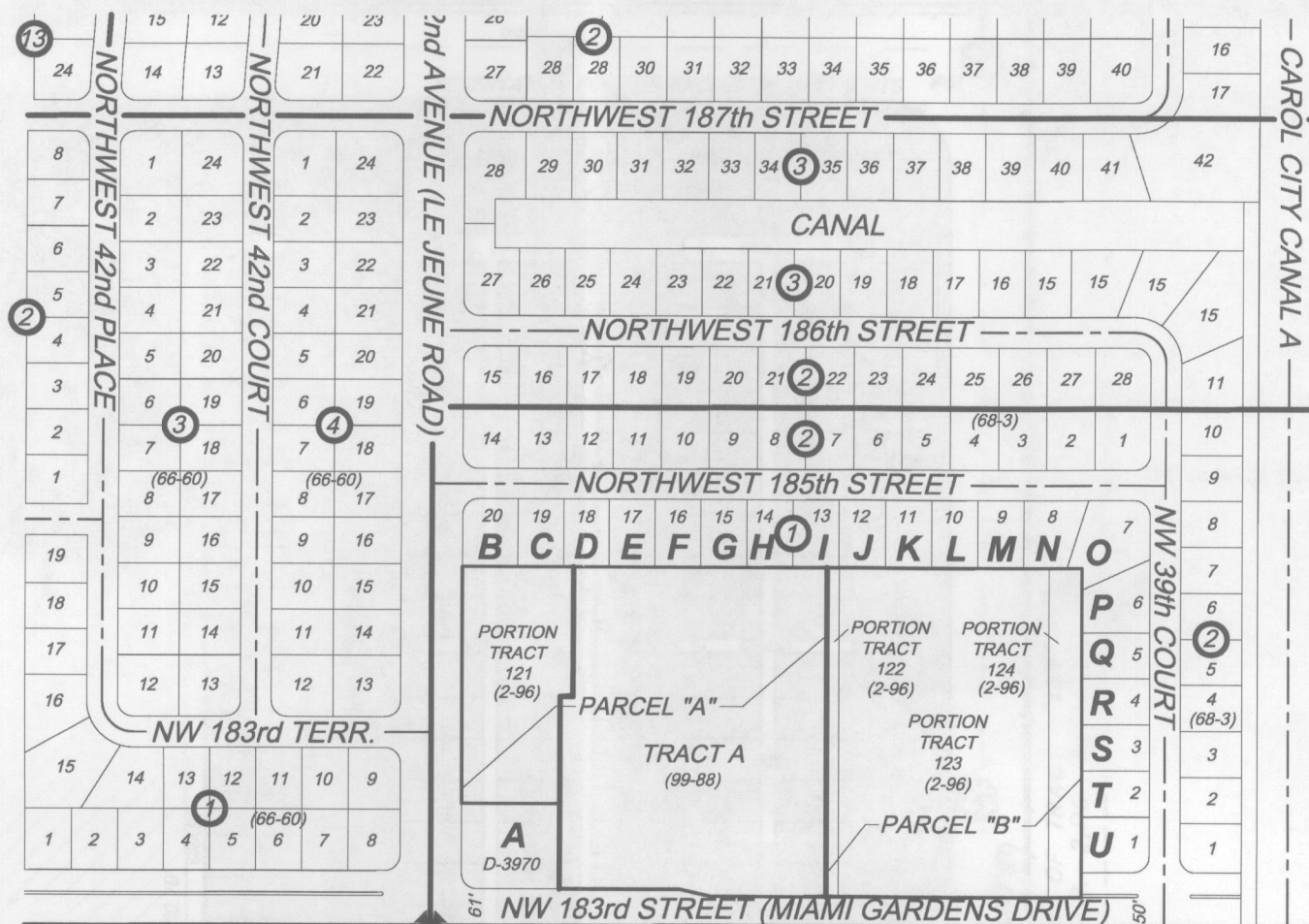
(ORD. NO. 57-19, § 3, 10-22-57; ORD. NO. 58-4, § 1, 2-13-58; ORD. NO. 64-19, § 4, 5-5-64; ORD. NO. 80-89, § 1, 9-2-80; ORD. NO. 83-39, § 1, 6-7-83; ORD. NO. 02-255, § 3, 12-3-02; ORD. NO. 03-41, § 1, 3-11-03)

ADJOINING ZONING INFORMATION

ID	FOLIO	CLUC	ZONING
A	34-2105-001-0561	SERVICE STATION - AUTOMOTIVE	BU-1A: BUSINESS DISTRICT, LIMITED
B	34-2105-008-0200	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
C	34-2105-008-0190	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
D	34-2105-008-0180	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
E	34-2105-008-0170	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
F	34-2105-008-0160	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
G	34-2105-008-0150	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
H	34-2105-008-0140	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
I	34-2105-008-0130	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
J	34-2105-008-0120	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
K	34-2105-008-0110	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
L	34-2105-008-0100	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
M	34-2105-008-0090	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
N	34-2105-008-0080	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
O	34-2105-008-0070	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
P	34-2105-008-0060	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
Q	34-2105-008-0050	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
R	34-2105-008-0040	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
S	34-2105-008-0030	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
T	34-2105-008-0020	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT
U	34-2105-008-0010	RESIDENTIAL - SINGLE FAMILY	RU-1: SINGLE FAMILY RESIDENTIAL DISTRICT

MIAMI-DADE FLOOD CRITERIA MAP

ELEVATION: +6.50 NGVD 1929
AMENDED PLAT BOOK 120, PAGE 13
OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP

SCALE 1" = 300'

LYING IN THE SOUTHEAST 1/4 OF SECTION 5,
TOWNSHIP 52 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS

4055 N.W. 183rd STREET
MIAMI, FLORIDA 33055

BENCHMARK INFORMATION

BM S-36
ELEVATION: 11.72
MIAMI-DADE COUNTY

BM N-381-R
ELEVATION: 9.37
MIAMI-DADE COUNTY

FIELD WORK DATE

06-19-06 DRAWING
07-21-06 REVISIONS
09-13-06 UTILITIES ADDED
11-04-06 EASEMENT RELEASED
12-26-06 EASEMENT ADDED
03-06-07 LEGAL & DRAWING
REVISED
04-12-07 DRAWING REVISED
04-25-08 UPDATE
03-31-09 UPDATE
07-10-09 REVISION
07-14-09 NAME REVISION
04-13-15 UPDATE

SURVEY NOTES

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYORS SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 10) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 11) BEARINGS SHOWN ARE BASED ON PLAT MERIDIAN: EAST RIGHT OF WAY OF N.W. 42nd, AVENUE (N00°00'12"W)

SURVEYOR'S REFERENCES

- 1) MIAMI GARDENS SUBDIVISION OF SECTION 5, TOWNSHIP 52 SOUTH, RANGE 41 EAST, PLAT BOOK 2, PAGE 96, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 2) TRACT "A" OF "EL DORADO PLAZA", PLAT BOOK 99, PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD INFORMATION

FLOOD ZONE: AE/X
COMMUNITY No.: 120945
DATE OF FIRM: 09-11-2009
ELEVATION: 7.00 NGVD 1929
PANEL No.: 12086C0109
SUFFIX: L

LEGAL DESCRIPTION

PARCEL "A"

A PORTION OF TRACT 121 MIAMI GARDENS SUBDIVISION OF SECTION 5, TOWNSHIP 52 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, AT PACE 96 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 5, THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER (1/4) 1/2 FOR 585.58 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 21 SECONDS EAST FOR 50.00 FEET TO THE POINT OF BEGINNING OF A PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 21 SECONDS EAST FOR 181.25 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 41 SECONDS EAST FOR 212.25 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 19 SECONDS WEST FOR 21.40 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST FOR 173.28 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS WEST FOR 180.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS WEST, ALONG A LINE 80 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER (1/4) OF SECTION 5 FOR 385.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

TRACT "A" OF EL DORADO PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 99, AT PAGE 88 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA LESS AND EXCEPT A PORTION OF TRACT "A" OF THE PLAT OF EL DORADO PLAZA, AS RECORDED IN PLAT BOOK 99, PAGE 88 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 52 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A" OF THE PLAT OF EL DORADO PLAZA; THENCE RUN N02°43'50"W, ALONG THE WEST LINE OF SAID TRACT "A" A DISTANCE OF 3.360 METERS (11.02 FEET) TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 3.360 METER (11.02 FEET) OF SAID TRACT "A"; THENCE RUN N87°12'50"E ALONG SAID NORTH LINE A DISTANCE OF 60.331 METERS (197.94 FEET); THENCE RUN S80°09'38"E A DISTANCE OF 15.372 METERS (50.43 FEET) TO THE INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH RIGHT-OF-WAY LINE OF MIAMI GARDENS DRIVE (N.W. 183RD STREET/STATE ROAD 860) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR SECTION 87503-2608, AS RECORDED IN ROAD PLAT BOOK 101 AT PAGE 95 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN S87°12'50"W ALONG LAST DESCRIBED LINE A DISTANCE OF 75.334 METERS (247.16 FEET) TO THE WEST LINE OF SAID TRACT "A" AND THE POINT OF BEGINNING.

PARCEL "B"

PORTION OF TRACTS 122-123 AND 124 OF MIAMI GARDENS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PACE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 50 FEET NORTH AND 645.61 FEET EAST OF THE SW CORNER OF THE SE 1/4 OF THE SECTION, EAST 414 FEET, NORTH 535.29 FEET, WEST 414 FEET, SOUTH 536.77 FEET, TO THE POINT OF BEGINNING

OWNERS CONTACT INFORMATION

MS. GLORIA WILLIAMS
THE JPM CENTRE AT MIAMI GARDENS DRIVE, INC.
PHONE: 305-308-3596
4055 N.W. 183rd STREET
MIAMI, FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFIED THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS OUTLINED IN CHAPTER 61G17-8 (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONALS SURVEYORS AND MAPPERS IN SEPTEMBER 1981, AS AMENDED PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. LAST DATE FIELD WORK: 3-31-2009
04-13-2015

LANNES & GARCIA, INC. LB #2098
359 ALCAZAR AVENUE, CORAL GABLES, FLORIDA, FL. 33134

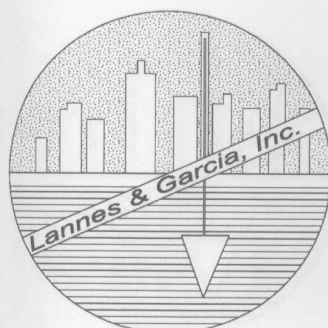
DATE: 4-13-2015

BY FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA

ZONING REFERENCES

SEE A THROUGH U

SURVEY NUMBER:169988B



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098

FRANCISCO F. FAJARDO PSM # 4767
359 ALCAZAR AVENUE, CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002

TENTATIVE PLAT OF ISAIAH S. WILLIAMS JR. DEVELOPMENT CENTER

BEING A PORTION OF TRACTS 121, 122, 123 AND 124 OF MIAMI GARDENS SUBDIVISION OF SECTION 5, TOWNSHIP 52 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 96, TOGETHER WITH TRACT "A" OF EL DORADO PLAZA RECORDED IN PLAT BOOK 99, PAGE 88, ALL RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 52 SOUTH, RANGE 41 EAST, CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA.



TREE LEGEND

NUMBER	DIAMETER	SPREAD	TYPE	NUMBER	DIAMETER	SPREAD	TYPE	NUMBER	DIAMETER	SPREAD	TYPE
1	14"	25'	BLACK OLIVE	25	8"	18'	FOXTAIL PALM	48	12"	21'	LIVE OAK
2	12"	20'	CARROTWOOD	26	11"	19'	FOXTAIL PALM	49	9"	18'	FOXTAIL PALM
3	15"	24'	BLACK OLIVE	27	8"	13'	CARROTWOOD	50	6"	13'	BOUGANVILLEA
4	10"	15'	CARROTWOOD	28	7"	10'	CARROTWOOD	51	9"	16'	CARROTWOOD
5	9"	16'	CARROTWOOD	29	12"	23'	BLACK OLIVE	52	13"	26'	CARROTWOOD
6	17"	25'	BLACK OLIVE	30	10"	14'	CARROTWOOD	53	8"	16'	QUEEN PALM
7	13"	20'	CARROTWOOD	31	13"	20'	CARROTWOOD	54	13"	20'	COCONUT PALM
8	14"	20'	BLACK OLIVE	32	7"	12'	CARROTWOOD	55	10"	18'	CARROTWOOD
9	9"	15'	CARROTWOOD	33	7"	12'	CARROTWOOD	56	10"	19'	CARROTWOOD
10	9"	15'	CARROTWOOD	34	5"	10'	LIVE OAK	57	7"	12'	CARROTWOOD
11	12"	27'	BLACK OLIVE	35	14"	8'	BOTTOM PALM	58	4"	12'	CHERRYWOOD
12	17"	28'	BLACK OLIVE	36	15"	8'	BOTTOM PALM	59	11"	20'	COCONUT PALM
13	11"	19'	COCONUT PALM	37	27"	30'	AUSTRALIAN PINE	60	14"	25'	BLACK OLIVE
14	8"	15'	LIVE OAK	38	8"	15'	CARROTWOOD	61	14"	25'	BLACK OLIVE
15	10"	18'	FOXTAIL PALM	39	8"	11'	CARROTWOOD	62	9"	17'	CARROTWOOD
16	11"	20'	CARROTWOOD	40	11"	16'	CARROTWOOD	63	6"	12'	CARROTWOOD
17	7"	10'	CARROTWOOD	41	16"	20'	CARROTWOOD	64	5"	8'	SABAL PALM
18	8"	13'	CARROTWOOD	42	15"	26'	BLACK OLIVE	65	3"	4'	TUSCARORA CRAPE MYRTLE
19	6"	11'	CARROTWOOD	43	13"	30'	BLACK OLIVE	66	4"	4'	TUSCARORA CRAPE MYRTLE
20	10"	18'	COCONUT PALM	2	(2) 14"	8'	SABAL PALM	67	4"	4'	TUSCARORA CRAPE MYRTLE
21	10"	18'	COCONUT PALM	45	12"	21'	COCONUT PALM	68	(2) 13"	28'	COCONUT PALM
22	9"	15'	CARROTWOOD	46	19"	21'	COCONUT PALM	69	(5) 16"	28'	SABAL PALM
23	7"	13'	CARROTWOOD	47	13"	18'	COCONUT PALM	69	2"	5'	CHERRYWOOD
24	13"	15'	CARROTWOOD								

SYMBOL LEGEND AND SURVEY ABBREVIATIONS

CONCRETE	FND.	FOUND	Q	CENTERLINE	○	ELECTRICAL MANHOLE
WIRE FENCE	(R)	RECORD MEASUREMENT	E	EAST	○	GUY WIRE
WOOD FENCE	D.U.E.	DRAINAGE & UTILITY EASEMENT	W	WEST	○	LIGHT POLE
PROPERTY CORNER	CL	CONTROL VALVE	ND	NAL AND DISC	○	WELL
POINT OF BEGINNING	ENC	ENCROACHMENT	PG	PAGE	○	CATCH BASIN
POINT OF COMMENCEMENT	ENCR	ENCROACHMENT	(M)	FIELD MEASURED	○	PALM TREE
FINISHED FLOOR ELEVATION	IP	IRON PIPE	CH	CHORD	○	TREE
RECORD	UG	UNDERGROUND	N	NORTH	○	STORM MANHOLE
PERMANENT REFERENCE MONUMENT	OR	OFFICIAL RECORDS BOOK	S	SOUTH	○	SEWER MANHOLE
PERMANENT CONTROL POINT	TYP	TYPICAL	CM	COMMUNICATIONS MANHOLE	○	WATER VALVE
	RW	RIGHT-OF-WAY	EL	ELECTRIC UTILITY BOX	○	SIGN

SURVEYOR'S NOTE

INFORMATION REGARDING EXISTING BUILDING AND IMPROVEMENTS WITHIN THE BOUNDARIES OF THE PROPERTY INDICATING IF TO REMAIN OR BE REMOVED PROVIDED BY LOCKWOOD, ANDREWS & NEWMAN, INC., A LEO DAILY COMPANY AS PER DEMOLITION PLAN DATED APRIL 09, 2007. PAGE C-2 PROVIDED DOES NOT INCLUDE IMPROVEMENTS / BUILDING INFORMATION ON WESTERLY SIDE OF PROPERTY.

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475-027, FLORIDA STATUTES.

FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REG. NO. 4767

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

04-13-2015
FIELD DATE: 03-31-2009

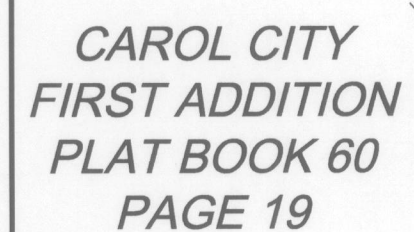


PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098

FRANCISCO F. FAJARDO PSM # 4767
359 ALCÁZAR AVENUE, CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002

SURVEY NUMBER: 169988E

REALSITE GARDENS SECTION ONE, PLAT BOOK 68, PAGE 3



REFER TO PAGE #1

PROPOSED:

- 5 NEW BUILDINGS AND 277 NEW REGULAR PARKING SPACES AND 13 HANDICAP PARKING SPACES
- 31 RESIDENTIAL UNITS: 16,160 SQUARE FEET, OTHER BUILDINGS: 102,495 SQUARE FEET. TOTAL OF BUILDINGS AND RESIDENTIAL UNITS: 120,657 SQUARE FEET
- NUMBER OF BEDROOMS IN THE DORMITORY BUILDINGS: 33
- SEATING CAPACITY FOR THE AUDITORIUM: 3,000+/-
- SEATING CAPACITY IN THE NATATORIUM: 314

EXISTING:

- 1 BUILDING: 39,655 TOTAL SQUARE FEET AND 291 REGULAR PARKING SPACES AND 11 HANDICAP PARKING SPACES

● PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
● PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098

ORB	OFFICIAL RECORDS BOOK	PG	PAGE
U.E	UTILITY EASEMENT	(M)	FIELD MEASURED
PRM	PERMANENT REFERENCE MONUMENT	N	NORTH
PCP	PERMANENT CONTROL POINT	S	SOUTH
(R)	RECORD MEASUREMENT	CL	CENTERLINE
		R	RECORD



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